

Mary O'Neil

---

**From:** Stu McGowan <stunoodle@me.com>  
**Sent:** Sunday, February 17, 2013 3:49 PM  
**To:** Mary O'Neil  
**Cc:** Erik Hoekstra  
**Subject:** info for DRB  
**Attachments:** Steve Roy water capacity letter.pdf; COA Review Narrative Abe's Corner 02-13-13.doc; A.pdf; B.pdf; C.pdf; D.pdf; E.pdf; F.pdf; G.pdf

RECEIVED  
FEB 19 2013

DEPARTMENT OF  
PLANNING & ZONING

Hi Mary,

Hope your long weekend was hunky dory, it was a nice respite in the middle of the winter.

I've attached the most current info for Abe's Corner, basically what we presented at DAB. I've also attached the Project Narrative, which has changed somewhat from what's been submitted. The big changes are the SF calculation for the commercial space has been reduced down to 1,475 SF, and the parking requirement/waiver has been adjusted to reflect the reduction of the restaurant SF. These changes are reflected throughout the notes in several spots, such as the parking calculations and impact fee calculations.

Also attached is the letter from Steve Roy confirming water/sewer capacity at the site.

Let me know if you need anything else. Looking forward to presenting this to DRB, very, very happy with how the building is shaping up.

Enjoy.

STT

Steve Goodkind, P.E.  
PUBLIC WORKS DIRECTOR



RECEIVED

FEB 19 2013

DEPARTMENT OF  
PLANNING & ZONING  
P.O. Box 849  
BURLINGTON, VT

05402  
(802) 863-9094 P  
(802) 863-0466 F

February 14, 2013

Peter Smiar, P.E.  
Civil Engineering Associates  
10 Mansfield View Lane  
So. Burlington, VT 05403

Re: Water/Sewer Capacity for Property at Abe's Corner (200 North & 161-165 Elmwood Ave)

Dear Peter,

This letter is to inform you, the State of Vermont Environmental District and other interested parties that the City of Burlington's water and wastewater treatment facilities have sufficient capacity to handle demand associated with development at the above address. Using the latest version of Vermont's Environmental Protection Rules, your office has calculated the water and sewer demand to be 4,050/4,000 gpd (gals/day) respectively for 200 North Street, and 810/630 gpd respectively for 161-165 Elmwood Ave. Your calculations are provided for reference on the following pages.

Flow from this area is treated at our Main Wastewater Plant on Lavalley Lane. It is important to note that this letter only addresses treatment plant and not distribution or collection system capacities. Since the sewer on North Avenue is combined, a backwater valve is required for these buildings.

This letter is good for one (1) year from the date of writing. If this letter is not filed with the proper offices, or if the proper permits are not obtained within that year, you will need to reapply. Any changes in flow estimates or property usage also requires reapplication. Please feel free to call me at 865-7258 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Roy".

Steve Roy, P.E.  
Project Engineer

200 North Street (New Building):

• Water Design Calculations:

○ Proposed -

- (3) 1-Bedroom Apartments @ 150 gpd/bedrm @ 0.9<sup>th</sup> = 405 gpd
  - (1) 3-Bedroom Apartment @ 150 gpd/bedrm @ 0.9<sup>th</sup> = 405 gpd
  - 80 Seat Restaurant @ 45 gpd/seat (3 meals) @ 0.9<sup>th</sup> = 1,240 gpd
- Total Proposed Water = 4,050 gpd

• Sewer Design Calculations:

○ Proposed -

- (3) 1-Bedroom Apartments @ 140 gpd/bedrm = 700 gpd
  - (2) 2-Bedroom Apartment @ 210 gpd/unit<sup>2</sup> = 420 gpd
  - 80 Seat Restaurant @ 45 gpd/seat (3 meals) @ 0.8<sup>th</sup> = 1,880 gpd
- Total Proposed Sewer = 4,000 gpd

161-165 Elmwood Ave:

• Water Design Calculations:

○ Existing -

- (1) 1-Bedroom Apartment @ 150 gpd/bedrm @ 0.9<sup>th</sup> = 135 gpd
  - (1) 3-Bedroom Apartment @ 150 gpd/bedrm @ 0.9<sup>th</sup> = 405 gpd
  - 1,200 SF Retail Space @ 100 gpd/store<sup>1</sup> @ 0.9<sup>th</sup> = 90 gpd
- Total Existing = 630 gpd

○ Proposed -

- (3) 1-Bedroom Apartments @ 150 gpd/bedrm @ 0.9<sup>th</sup> = 405 gpd
  - (1) 3-Bedroom Apartment @ 150 gpd/bedrm @ 0.9<sup>th</sup> = 405 gpd
- Total Proposed Water = 810 gpd

Net Increase = 810 - 630 gpd = 180 gpd

RECEIVED

FEB 19 2013

• Sewer Design Calculations:

DEPARTMENT OF  
PLANNING & ZONING

o Existing -

- (1) 1-Bedroom Apartment @ 140 gpd/bedrm = 140 gpd
  - (1) 3-Bedroom Apartment @ 210 gpd/unit<sup>c</sup> = 210 gpd
  - 1,200 SF Retail Space @ 100 gpd/store<sup>d</sup> @ 0.8<sup>b</sup> = 80 gpd
- Total Existing = 430 gpd

o Proposed -

- (3) 1-Bedroom Apartments @ 140 gpd/bedrm = 420 gpd
  - (1) 3-Bedroom Apartment @ 210 gpd/unit<sup>c</sup> = 210 gpd
- Total Proposed Sewer = 630 gpd

Net Increase = 630 - 430 = 200 gpd

Proposed Total Design Flows Summary

200 North Street:    Total Water = 4,050 gpd  
                              Total Sewer = 4,000 gpd

161-165 Elmwood:    Total Water = 810 gpd  
                              Total Sewer = 630 gpd

<sup>a</sup> - 10% reduction for low flow fixtures

<sup>b</sup> - 20% reduction for projects connecting to a wastewater treatment system with a design capacity of 50,000 gpd or greater

<sup>c</sup> - Single family residential units connecting to a wastewater treatment system with a design capacity of 50,000 gpd or greater may use a design flow of 210 gpd per unit, regardless of the number of bedrooms.

<sup>d</sup> - For small dry goods stores per Table 3, VT DEC Environmental Protection Rules, Chapter 1, Section 1-808, and VT Water Supply Rule Table A2-1.

## COA Review Narrative for 196-202 North Street

RECEIVED  
FEB 19 2013

DEPARTMENT OF  
PLANNING & ZONING

Proposed Project Description: A three story mixed-use building on a previously developed parcel that currently has 100% lot coverage in the Neighborhood Mixed Use zone. The parcel is currently vacant with a large gravel parking lot and driveway. The parcel is in common ownership with 2 adjacent contiguous parcels at 161-165 Elmwood Avenue and 167 Elmwood Avenue.

The three-story building will include:

- Ground Floor - approximately 1,475 square feet of retail space with a restaurant use and one 1-bedroom apartment
- Second Floor – one 2-bedroom and two 1-bedroom apartments
- Third Floor – one 2-bedroom and two 1-bedroom apartments
- Basement – tenant storage, long-term bike storage, utility space, tenant laundry

Compact one and two bedroom apartments are in high demand and continue to be desirable in the Old North End neighborhood.

The parcel is located on the corner of North Street and Elmwood Avenue.

### Planning Goals:

The North Street Revitalization Plan was developed in 1998 to help revitalize the “main” street of the old north end- making the street more pedestrian friendly and helping to spur private development. This project is in alignment with these planning goals to enhance North Street as the “main” street of the old north end. A historic building burned down in 1978 and this corner has been a parking lot ever since – creating a ‘break’ in the streetscape. This project will restore the connected streetscape and activate the corner with ground floor retail. New apartments that are part of this project will add housing close to downtown, where Plan BTV has identified a significant housing demand.

Design Strategy: The exterior massing is compatible with surrounding buildings and historic development pattern in the neighborhood. The building has been designed with a flat roof and an overhanging cornice addressing North Street and Elmwood Avenue. The design fills in the corner of the parcel addressing the street and restoring a section of the North Street streetscape. The proposed design holds the street edge/corner and is flush with the adjacent building on the North Street side. The site plan focuses parking behind the new building and existing building, largely hidden from the public right of way.

Traffic Flow and Parking: The proposed site plan for a three contiguous parcels (196-202 North Street, 161-165 Elmwood Avenue and 167 Elmwood Avenue) includes a total of 13 parking spaces with access from two existing curb cuts. Both curb cuts are from Elmwood Avenue. Based on the owners’ experience, the neighborhood mixed use location in close proximity to downtown is expected to attract tenants that are more apt to bike/walk, use public transportation, and use CarShare. The site is located within a shared-use parking district. The restaurant use requires 4 parking spaces per 1,000 square feet, yielding a requirement of 4 parking spaces for the proposed project. There are a total of 7 new apartments proposed with 6 existing apartments between the 2 existing buildings on the two parcels that are part of this project for a total of 13 apartments when

---

complete. 1 parking space is required for each apartment, yielding a requirement of 13 parking spaces for the apartments. The total parking requirement is therefore:

- Restaurant – 4 parking spaces
- Apartments – 13 parking spaces
- Total – 17 parking spaces

Parking Waiver:

We are requesting a parking waiver of 4 parking spaces. Our site plan accommodates 13 total parking spaces with the configuration presented. We have studied alternative parking layouts and have determined that the current site plan accommodates the most parking possible. Our management experience shows that a dense neighborhood mixed use location in close proximity to downtown requires less parking. Many sites in the neighborhood function without parking and there is ample on-street parking in the vicinity along Elmwood Avenue, North Street, and Intervale Avenue to accommodate short-term parking for restaurant patrons. We are also providing bike storage in the basement, and promote CarShare and CCTA to our tenants.

In addition, the Planning Commission is giving serious consideration to a change in the parking regulations for residential uses. The new regulations would require:

- $0.33 \text{ parking spaces} \times 8 \text{ studio/one bedroom units} = 2.64 \text{ spaces}$
- $1 \text{ parking space} \times 3 \text{ two bedroom units} = 3 \text{ spaces}$
- $1.5 \text{ parking spaces} \times 2 \text{ three bedroom units} = 3 \text{ spaces}$
- restaurant = 4 spaces
- Total spaces required = 12.64 spaces, round up to 13 spaces

In summary:

1. Mixed use location close to downtown/ promotion of public transportation and CarShare
2. Adequate secure bike storage
3. Small site and corner lot
4. Bus route is directly in front of this building on North St and the bus stops are across the street heading in both directions.
5. Potential future parking regulations would require 13 parking spaces as proposed.

Phasing/ Construction Schedule: We are proposing to start Construction in mid to late June with most of the exterior work completed by November. The project will be complete by early 2014. The construction schedule is dependent on zoning approval, Act 250 approval, and issuance of a building permit.

Storm water Management: The approach to long-term stormwater management is to install a new drywell to infiltrate runoff from the new rooftop and to direct all other water from the pavement to the existing drywell on site. A construction period stormwater and erosion control plan will be employed that complies with the City of Burlington Department of Public Works and Planning & Zoning guidelines. Additional information on stormwater and erosion control is included in the materials from our civil engineer, Peter Smiar of Civil Engineering Associates.

**196-202 North Street Parking Management Plan:**

RECEIVED

FEB 19 2013

Given the neighborhood mixed use location in close proximity to downtown we are confident the project will attract tenants that are more apt to bike/walk, use public transportation and/or use CarShare. Parking will be shared between the restaurant and residents. It will be explicit in all leases that parking is first come, first served during weekday daytime hours from 9am-5pm and that during nights and weekends, each apartment will be permitted to use one parking space onsite.

The proposed site plan includes 13 parking spaces. The vehicular access is from Elmwood Avenue with traffic entering the site at the curb cut closest to North Street and exiting the site at the curb cut closest to Cedar Street. The new building has an entry off the parking that allows for easy access to the basement which will include secure bike storage. Restaurant delivery vehicles will be able to access the driveway and enter the building from the rear entry.



The parcel is located on the corner of North Street and Elmwood Avenue.

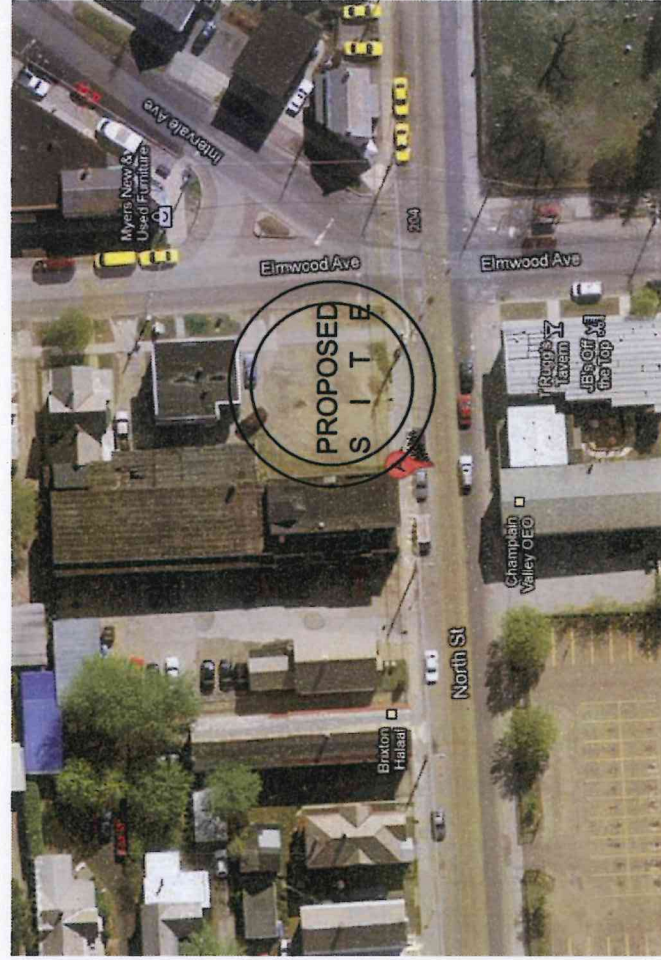
Previous Use: The previous building burned down in 1978 and the corner of this parcel has been vacant since. Redevelopment of this corner has been a planning and community/economic development goal of the City for many years .



⊖ Site Photo

### North Street Revitalization:

Our hopes is that we will assist with the continuance of the goal to revitalize the Old North End. Our strategy is to develop the corner with a design that continues to activate the O.N.E's 'main street'. Putting the additional housing density on the top two floors we are creating additional housing in the downtown area that is high demand. The Old North End's demographic is changing, and we believe we are creating development in the direction of the 'North Street revitalization plan' and also today's development demographic.

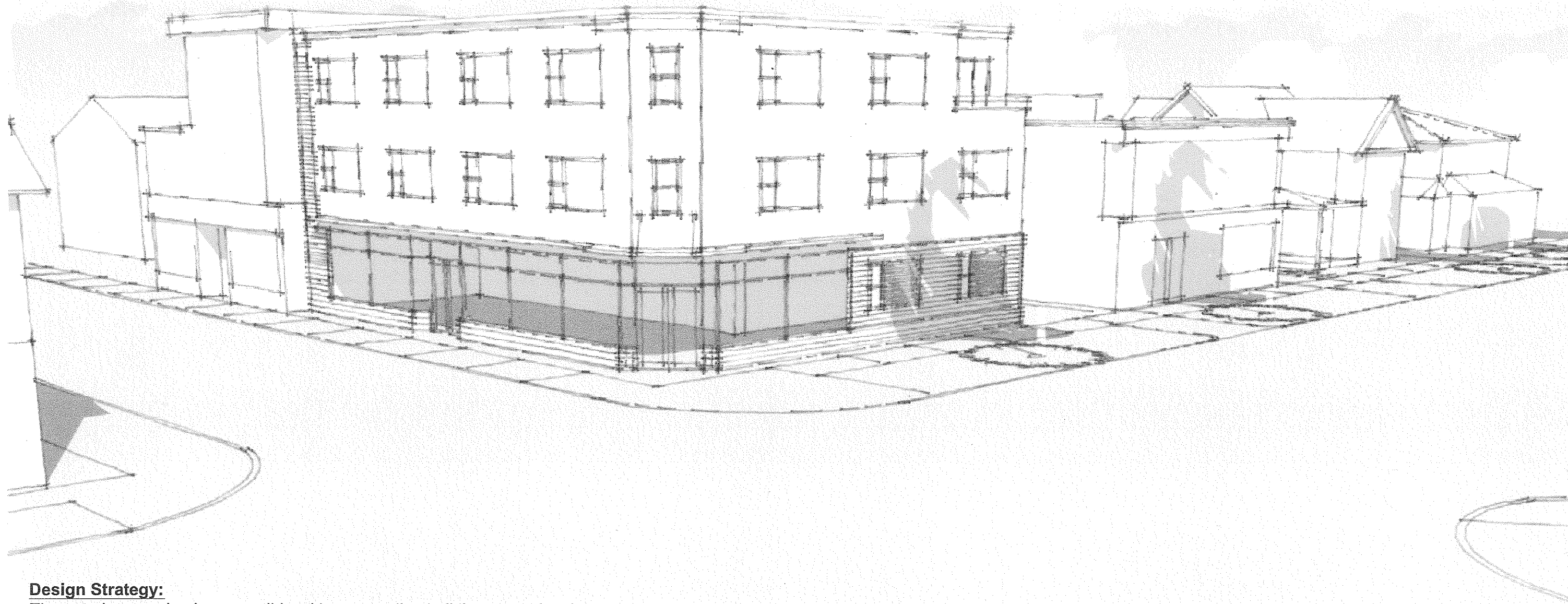


⊖ Aerial Site Photo

## 200 NORTH STREET: ABES CORNER DEVELOPMENT

PROPOSED:  
MIXED USED COMMERCIAL AND RESIDENTIAL BUILDING:  
(7 apartments, 1 or 2 commercial units)  
OWNER:  
ABES CORNER LLC, Stu McGowan & Erik Hockstet





#### **Design Strategy:**

The exterior massing is compatible with surrounding buildings and historic development pattern in the neighborhood. The building has been designed with a flat roof and an overhanging cornice addressing North Street and Elmwood Avenue. The design fills in the corner of the parcel addressing the street and restoring a section of the North Street streetscape. The proposed design holds the street edge/corner and is flush with the adjacent building on the North Street side. The site plan focuses parking behind the new building and existing building, largely hidden from the public right of way.



Perspective View

200 NORTH STREET: ABES CORNER DEVELOPMENT

**PROPOSED:**  
MIXED USED COMMERCIAL AND RESIDENTIAL BUILDING:  
(7 apartments, 1 or 2 commercial units)  
**OWNER:**  
ABE'S CORNER LLC: Stu McGowan & Erik Hoekstra



#### Proposed Project Description:

The three-story building will include:

- Ground Floor - approximately 1,475 square feet of retail space with a restaurant use and one 1-bedroom apartment
- Second Floor - one 2-bedroom and two 1-bedroom apartments
- Third Floor - one 2-bedroom and two 1-bedroom apartments
- Basement - tenant storage, utility space, tenant laundry, bike storage, commercial space storage

⊙ Aerial View

200 NORTH STREET: ABES CORNER DEVELOPMENT

**PROPOSED:**  
MIXED USED COMMERCIAL AND RESIDENTIAL BUILDING:  
(7 apartments, 1 or 2 commercial units)  
**OWNER:**  
ABES CORNER LLC: Stu McGowan & Erik Hoekstra

